

विकास योजना - अहमदनगर (दुसरी सुधारित)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे
कलम-३९(१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

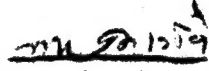
शासन निर्णय क्रमांक:-टिपीएस-१६९९/१६८२/प्र.क्र.२७/०३/नवि-९

मंत्रालय, मुंबई-४०००३२

दिनांक:- ४ जुलै, २००५

शासन निर्णय:- सोबतच्या तीन अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग असाधारण
राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(मनोहर भार्गवे)
कक्ष अधिकारी

प्रति,

विभागीय आयुक्त, नाशिक विभाग, नाशिक.

आयुक्त, अहमदनगर महानगरपालिका, अहमदनगर.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.

(यांना विनंती की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या
नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सत्वर सादर कराव्यात)

जिल्हाधिकारी, जिल्हा-अहमदनगर.

सहायक संचालक नगर रचना, नाशिक शाखा, नाशिक.

व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या
नाशिक विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास,
आयुक्त, अहमदनगर महानगरपालिका, अहमदनगर, संचालक नगर रचना, महाराष्ट्र राज्य,
पुणे उपसंचालक नगर रचना, नाशिक विभाग, नाशिक यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई त्यांना विनंती करण्यात
येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,

Dated - 4th July, 2005.

**Maharashtra
Regional &
Town
Planning Act,
1966.**

No.TPS 1699/1612/CR-27(A)/03/UD-9: Whereas the Earstwhile Ahmednagar Municipal Council (Now the Municipal Corporation) (hereinafter referred to as the 'said Municipal Council') being the Planning Authority within its jurisdiction under Clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) has by its Resolution No.131 dated 19th October 1988, declared its intention under section 38 read with subsection (1) of section 23 of the said Act to prepare Revised Draft Development Plan for the Municipal limit and Notice of such declaration was published at page No.735 of the Maharashtra Government Gazette, dated 8th June 1989 ;

And whereas the said Earstwhile Municipal Council after carrying out a survey of the lands within its jurisdiction as required under Section 25 of the said Act, Prepared and published a Notice regarding preparation of draft Development Plan at page No.655,656 in Maharashtra Government Gazette dated 12th September 1996 for inviting Objections and Suggestion to the such Draft Development Plan for the area of Ahemadnagar (hereinafter referred to as "the said Development Plan") under sub-section(1) of Section 26 of the said Act.

And whereas, after considering the Suggestions & Objections to the Published Draft Development Plan received and report submitted by the Planning Committee, the said Planning Authority has made some modifications under section 28(4) of the said Act to the said Development Plan vide its Resolution No.20(A) date 9th July, 1999 ;

And whereas, the modification proposed in the said Development Plan by the Planning Authority under Section 28(4) has not republished under section 29 of the said Act for inviting Objections & Suggestions before submission under 30 of the Act.;

And whereas, in the opinion of the State Government the Planning Authority has neglected to perform its duty imposed upon it under the provision of Section 29 of the said Act and taking further action upto submission of the said Development Plan to Government for sanction;

And whereas, in exercise of the powers conferred by sub-section (1) of section 162 of the said Act, and all other powers enabling in that behalf. The Government of Maharashtra has appointed the Deputy Director of Town Planning, Nashik Division,

Nashik, to be an Officer (hereinafter referred to as "the said Officer") for performing the duties of the said Planning Authority under Section 28, 29 and 30 of the said Act, vide its order No. TPS-1699/1682/CR-190/UD-9, dated 11th August 2000;

And whereas, the said Officer has republished the substantial modification under Section 29 for inviting Objections & Suggestions on that substantial modifications and notice to that effect appeared in Maharashtra Government Gazette, dated, 1st March 2001;

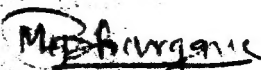
And whereas, after hearing the Suggestions & Objections received to the modifications of substantial nature the said Officer has made some modifications in the said Development Plan under sub-section(4) of section 28 of the said Act and published a notice regarding such modifications in official gazette dated 13th December 2001, one month before the submission of the draft Development Plan under Section 30 and decided to submit the said Development Plan to the Government for sanction under section 30 of the said Act;

And whereas, in accordance with provisions of Sub-section (1) of the section 31 of the said Act, the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt from the Planning Authority or within any such further period extended by the State Government in accordance with the proviso to the sub section (1) of section 31 of the said Act;

And whereas, the Government of Maharashtra has decided to extend the time limit for sanctioning the said Development Plan under sub section (1) of section 31 of the said Act, up to and inclusive of the 4th July, 2005.

Now, therefore in exercise of power conferred under the proviso to sub section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends period for according sanction to the said Development Plan for a period upto & inclusive of the 4th July, 2005.

By order and in the name of the Governor of Maharashtra.


(Manohar Bhargave)
Section Officer.

NOTIFICATION

GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,

Dated - 4th July, 2005.

**Maharashtra
Regional &
Town
Planning Act,
1966.** **No. TPS 1699/1612/GR-27(B)/03/UD-9:** Whereas the Earstwhile Ahmednagar Municipal Council (Now the Municipal Corporation) (hereinafter referred to as the 'said Municipal Council') being the Planning Authority within it's jurisdiction under Clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) has by its Resolution No.131 dated 19th October 1988 , declared it's intention under section 38 read with subsection (1) of section 23 of the said Act to prepare Revised Draft Development Plan for the Municipal limit and Notice of such declaration was published at page No.735 of the Maharashtra Government Gazette, dated 8th June 1989 ;

And whereas the said Earstwhile Municipal Council after carrying out a survey of the lands within it's jurisdiction as required under Section 25 of the said Act, Prepared and published a Notice regarding preparation of draft Development Plan at page No.655,656 in Maharashtra Government Gazette dated 12th September 1996 for inviting Objections and Suggestion to the such Draft Development Plan for the area of Ahmednagar (hereinafter referred to as "the said Development Plan") under sub-section(1) of Section 26 of the said Act.

And whereas, after considering the Suggestions & Objections to the Published Draft Development Plan received and report submitted by the Planning Committee, the said Planning Authority has made some modifications under section 28(4) of the said Act to the said Development Plan vide it's Resolution No.20(A) date 9th July, 1999 ;

And whereas, the modification proposed in the said Development Plan by the Planning Authority under Section 28(4) has not republished under section 29 of the said Act for inviting Objections & Suggestions before submission under 30 of the Act.;

And whereas, in the opinion of the State Government the Planning Authority has neglected to perform it's duty imposed upon it under the provision of Section 29 of the said Act and taking further action upto submission of the said Development Plan to Government for sanction;

And whereas, in exercise of the powers conferred by sub-section (1) of section 162 of the said Act, and all other powers enabling in that behalf. The Government of Maharashtra has appointed the Deputy Director of Town Planning, Nashik Division, Nashik, to be an Officer (hereinafter referred to as "the said Officer") for performing the duties of the said Planning Authority under Section 28, 29 and 30 of the said Act, vide its order No. TPS-1699/1682/CR-190/UD-9, dated 11th August 2000;

And whereas, the said Officer has republished the substantial modification under Section 29 for inviting Objections & Suggestions on that substantial modifications and notice to that effect appeared in Maharashtra Government Gazette, dated 1st March 2001;

And whereas, after hearing the Suggestions & Objections received to the modifications of substantial nature the said Officer has made some modifications in the said Development Plan under sub-section(4) of section 28 of the said Act and published a notice regarding such modifications in official gazette dated 13th December 2001, one month before the submission of the draft Development Plan under Section 30 and decided to submit the said Development Plan to the Government for sanction under section 30 of the said Act ;

And whereas, the State Government extended the period under section 31 (1) of the said Act for sanctioning the said Development Plan up to and inclusive of the 4th July, 2005 vide Urban Development Departments Notification No. TPS 1699/1612/CR-27(A)/03/UD-9 dated 4th July, 2005.

And whereas, in accordance with subsection (1) of section 31 of the said Act, the said State Government after making necessary enquiry and after consulting the Director of Town Planning has decided to sanction a Part of the said Development Plan (Schedule Part I) excluding that Part as shown bounded Pink on the Plan (hereinafter referred to as "the said excluded Part of the said Development Plan") subject to Modifications which are considered to be of substantial nature, as specified in Schedule Annexed hereto (Part-II) ;

Now, therefore in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby -

- (a) sanctions the said Draft Development Plan excluding the Part shown in Pink colour subject to the modifications shown in Orange colour on the said Development Plan and specified in the Schedule of Modification Part-I,
- (b) fixes the 22nd August, 2005 to be the date on which final Development Plan for area of Ahmednagar excluding the said excluded part of the Draft Development part shall come into force.

Note :- 1) The aforesaid Final Development Plan excluding the said excluded part of the Draft Development Plan sanctioned by the State Government shall be kept open for inspection by the Public during working hours on all working days for a period of one year in the office of the Ahmednagar Municipal Corporation.

- 2) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.
- 3) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc. shall be corrected by the Commissioner, Ahmednagar Municipal Corporation Ahmednagar after due verification and with prior approval of the Director of Town Planning Maharashtra State, Pune.
- 4) The private or rental premises designated in Public-Semipublic Zone will continue to be in this zone as long as public Semi Public user exists, otherwise those lands shall be considered to be included in the adjoining major use zone.
- 5) The reservation/allocations which have not appeared in the Schedule of proposed substantial modifications (Part I, Part-II) are hereby sanctioned for the respective purposes as designated in the Development Plan.
- 6) This Notification is also available on Govt. web site www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,


(Manohar Bhargave)
Section Officer.

NOTICE

GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,

Dated - 4th July, 2006.

**Maharashtra
Regional &
Town Planning
Act, 1966.**

No. TPS 1699/1612/CR-27(C)/03/UD-9: Whereas the Earstwhile Ahmednagar Municipal Council (Now the Municipal Corporation) (hereinafter referred to as the 'said Municipal Council') being the Planning Authority within it's jurisdiction under Clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to the said Act) has by its Resolution No.131 dated 19th October 1988 , declared it's intention under section 38 read with subsection (1) of section 23 of the said Act to prepare Revised Draft Development Plan for the Municipal limit and Notice of such declaration was published at page No.735 of the Maharashtra Government Gazette, dated 8th June 1989 ;

And whereas Earstwhile the said Municipal Council after carrying out a survey of the lands within it's jurisdiction as required under Section 25 of the said Act, Prepared and published a Notice regarding preparation of draft Development Plan at page No.655,656 in Maharashtra Government Gazette dated 12th September 1996 for inviting Objections and Suggestion to the such Draft Development Plan for the area of Ahernadnagar (hereinafter referred to as "the said Development Plan") under sub-section(1) of Section 26 of the said Act.

And whereas, after considering the Suggestions & Objections to the Published Draft Development Plan received and report submitted by the Planning Committee, the said Planning Authority has made some modifications under section 28(4) of the said Act to the said Development Plan vide it's Resolution No.20(A) date 9th July, 1999 ;

And whereas, the modification proposed in the said Development Plan by the Planning Authority under Section 28(4) has not republished under section 29 of the said Act for inviting Objections & Suggestions before submission under 30 of the Act.;

And whereas, in the opinion of the State Government the Planning Authority has neglected to perform it's duty imposed upon it under the provision of Section 29 of the said Act and taking further action upto submission of the said Development Plan to Government for sanction;

And whereas, in exercise of the powers conferred by sub-section (1) of section 162 of the said Act, and all other powers enabling in that behalf. The Government of Maharashtra has appointed the Deputy Director of Town Planning, Nashik Division, Nashik, to be an Officer (hereinafter referred to as 'the said Officer') for performing the duties of the said Planning Authority under Section 28,29 and 30 of the said Act, vide its order No.TPS-1699/1682/CR-190/UD-9, dated 11th August 2000;

And whereas, the said Officer has republished the substantial modification under Section 29 for inviting Objections & Suggestions on that substantial modifications and notice to that effect appeared in Maharashtra Government Gazette, dated 1st March 2001;

And whereas, after hearing the Suggestions & Objections received to the modifications of substantial nature the said Officer has made some modifications in the said Development Plan under sub-section(4) of section 28 of the said Act and published a notice regarding such modifications in official gazette dated 13th December 2001, one month before the submission of the draft Development Plan under Section 30 and decided to submit the said Development Plan to the Government for sanction under section 30 of the said Act ;

And whereas, the State Government of Maharashtra has by its Notification No. TPS 1699/1612/CR-27(B)/03/UD-9 dated 4th July, 2005 sanctioned Part of the said Development Plan of Ahmednagar (hereinafter referred to as "the said Notification") excluding the Part of the Development Plan of Ahmednagar as shown bounded Pink on the Plan (hereinafter referred to as "the said excluded Part under the said Notification") ;

And whereas, it is seen that some of the Modification proposed to be made by the State Government are of substantial nature requiring republication under Section 31 of the said Act, the Modifications which are of substantial nature are given in the PART-II, appended to this notice and are also shown on the said Draft Development Plan verged in Pink colour and marked excluded Portion EP- 1 to EP 62;

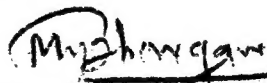
Now, therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act, Government of Maharashtra hereby gives Notice inviting Suggestions and Objections from person in respect of the proposed Modification as given in PART-II appended to this Notice within a period of 60 days from the date of publication of this Notice in the Official Gazette and further in exercise of powers conferred by Sub-section (2) of Section 31 of the said Act hereby appoints Deputy Director of Town Planning, Nashik Division, Nashik to be an Officer to hear any person or persons in respect of such suggestions and Objections in the prescribed manner and to submit his report to the State Government. Plan

showing the Modifications is kept in the Office of (i) Commissioner Municipal Corporation, Ahmednagar (ii) The Assistant Director of Town Planning Ahmednagar for inspection of public within office hours on working days.

Any Objections or Suggestions may be sent in writing to the Deputy Director of Town Planning Nashik Division, New Administrative Building, Commissioner Office Compound, Nashik Road, Nashik who has been appointed as the Officer under Section 31(2) , by the State Government to hear and submit his report in respect of above Modifications.

Note: This notice is also available on Govt. web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(Manohar Bhargave)
Section Officer.

SCHEDULE OF MODIFICATIONS (PART II) OF SUBSTANTIAL NATURE

Sr. No.	EP No.	Proposals as published Plan under Section 26	Proposals as per submitted Plan under Section 30 by an Officer appointed under Section 162 (1)	Substantial modifications to be republished under Section 31 of Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5
1	EP-1	Garden, Site No.2	Garden, Site No.2	South side area are proposed to be deleted and included in Residential Zone with 12 mt. Wide East-West road to the North of deleted portion is to be proposed as shown on plan.
2	EP-2	Play Ground, Site No.3	Play Ground, Site No.3	Site No.3, Play Ground is proposed to be deleted and land there under proposed to be included in Residential Zone.
3	EP-3	Dispensary & Maternity Home, Site No.13	Dispensary & Maternity Home, Site No.13	Site No.13, Dispensary & Maternity Home is to be deleted and land there under is proposed to be included in Residential Zone.
4	EP-4	Garden, Site No.23	Garden, Site No.23	Site No.23, Garden is to be deleted and land there under is proposed to be included in Residential Zone.
5	EP-5	Primary School & Play Ground, Site No.24	Primary School & Play Ground, Site No.24	Site No.24, Primary School & Play Ground is to be deleted and land there under is proposed to be included in Residential Zone.
6	EP-6	Play Ground, Site No. 26	Site No.26, Play Ground is proposed to be deleted and included in Residential Zone.	Site No.26, Play Ground is proposed to be reinstated as per Plan published under Section 26.
7	EP-7	Play Ground, Site No. 43 and High School & Play Ground, Site No.44	Play Ground, Site No.43 and High School & Play Ground, Site No.44	Site No.43 completely deleted and Site No.44 proposed on S.No.31 is proposed to be deleted and included in Residential Zone. Remaining area of Site No.44 is proposed to be redesignated as Site No.43, High School & Play Ground.
8	EP-8	Garden, Site No.46	Garden, Site No.46	An area approximately 0.40 Ha. to the West side is proposed to be deleted and included in Residential Zone as shown on plan.
9	EP-9	Municipal Hospital, Site No.47	Site No.47 proposed to be redesignated as Cultural Centre, Library, Vegetable Market & Shopping Centre.	Site No.47 is redesignated as Municipal Hospital as per Plan published under Section 26.
10	EP-10	Cultural Centre, Site No. 48	Site No.48, Cultural Centre is proposed to be deleted and included in Residential Zone.	Site No.48, Cultural Centre is reinstated as per Plan published under Section 26.
11	EP-11	Vegetable Market & Shopping Centre, Site	Site No.49, Vegetable Market & Shopping Centre	Site No.49, Vegetable Market & Shopping Centre is reinstated as per Plan published under Section 26.

	No. 49	is proposed to be deleted and included in Residential Zone	
12	EP-12	Cremation Ground, Site No.51	Site No.51, Cremation Ground is reinstated as per Plan published under Section 26.
13	EP-13	Park, Site No.52, Vegetable Market & Shopping Centre, Site No.53 Primary School & Play Ground, Site No.54 Social Welfare Centre, Site No.55 High School & Play Ground, Site No.56	Site No.52, 53, 54, 55 are rearranged due to existing alignment of East-West 18.28 mt. wide road. Site No.54 and Site No.56 are jointly redesignated as Primary School, High School, Play Ground. Area of Site No.55 (Social Welfare Centre) shall be reduced to 50% as shown on plan, deleted area is proposed to be included in Residential Zone more specifically as shown on republished Plan.
14	EP-14	Public-Semi public use shown on S.No.117, Mauje Chahurana	Land proposed to be included in Residential Zone with the condition that necessary No Objection Certificate should be obtained from Defence department.
15	EP-15	Vegetable Market & Shopping Centre, Site No.86	Site No.86, Vegetable Market & Shopping Centre is proposed to be deleted and included in Residential Zone.
16	EP-16	Post Office, Site No.42	Site No.42, Post Office is proposed to be is deleted and included in Residential Zone.
17	EP-17	Police Chowky, Site No.58	Site No.58, Police Chowky is proposed to be deleted and included in Residential Zone.
18	EP-18	Play Ground, Site No.62. Primary School & Play Ground, Site No.63	Part of area to the North of Site No.62 is proposed to be deleted and included in Residential Zone. Remaining area to the South side of Site No.62 including Site No.63 is redesignated as Play Ground (Site No.63).
19	EP-19	Cultural Centre, Site No.64 Shopping Centre & Office, Site No.65	An area about 0.40 Ha. to the West of Site No.65 is proposed to be deleted and included in Residential Zone. Remaining area is included in Site No.64 and redesignated as Shopping Centre, Cultural Centre and Offices.
20	EP-20	RTO, Site No.72	Part area as shown on plan to the West side is proposed for RTO, Site No.72 and remaining area is proposed to be deleted and included in residential zone with the condition that owner of

				land construct 2500 sq. ft. built-up area for RTO on reserved site and handed over to them free of cost.
21	EP-21	Primary School & Play Ground, Site No.74	Primary School & Play Ground, Site No.74	Site No.74 Primary School & Play Ground is proposed to be shifted on site No. 84 and land under site No. 74 is to be deleted and included in Residential Zone.
22	EP-22	Primary School & Play Ground, Site No. 76	Primary School & Play Ground, Site No.76	Site No.76, Primary School & Play Ground is proposed to be deleted and included in Residential Zone.
23	EP-23	Dispensary & Maternity Home, Site No. 78	Site No.78 proposed to be deleted and included in Residential Zone.	Site No.78, Dispensary & Maternity Home is redesignated as Parking.
24	EP-24	Municipal Hospital, Site No.84	Site No.84, Municipal Hospital is proposed to be deleted and included in Residential Zone.	Site No.84, Municipal Hospital is redesignated as Primary School and Play Ground.
25	EP-25	Primary School & Play Ground, Site No.88	Site No.88, Primary School & Play Ground proposed to be deleted & included in Residential Zone.	Site No.88, Primary School & Play Ground is reinstated as per published Plan under Section 26.
26	EP-26	Play Ground, Site No.90	Site No.90, Play Ground proposed to be deleted and included in Residential Zone.	Site No.90, Play Ground proposed to be reinstated as per published Plan under Section 26.
27	EP-27	Dispensary & Library, Site No.104, Garden, Site No.105, Primary School & Play Ground, Site No.106	<p>i) North portion from Site No. 104 is reserved for Dispensary & Library as shown on plan.</p> <p>ii) North portion from Site No. 105 is proposed to be deleted and included in Residential Zone.</p> <p>iii) Eastern boundary is proposed to be changed as shown on plan.</p>	Site No.104, 105 and 106 proposed to be reinstated as per published Plan under Section 26.
28	EP-28	Shopping Complex & Offices, Site No.116	Shopping Complex & Offices, Site No.116	A new Site, No.115(A) for Paking is to be proposed to the East & North side of existing Mosque along 15.24 mt. wide existing East-West road in Site No. 116.
29	EP-29	Library, Site No.137	Site No.137, Library	Site No.137, Library is proposed to be deleted and included in Residential Zone.

30	EP-30	Garden, Site No.164	Garden, Site No.164	Site No.164, Garden is proposed to be deleted and included in Residential Zone.
31	EP-31	Vegetable Market & Shopping Centre, Site No.167	Site No.167, Vegetable Market & Shopping Centre is proposed to be included in Residential Zone.	Site No.167 is reinstated as Vegetable Market & Shopping Centre as per published Plan under Section 26.
32	EP-32	Dispensary and Maternity Home, Site No.168	Site No.168, Dispensary and Maternity Home is proposed to be deleted and included in Residential Zone.	Excluding 30% occupied area remaining portion fronting to Tilak road of Site No.168 is redesignated as Parking as shown on Plan.
33	EP-33	Play Ground, Site No.172	Site No.172, Play Ground is proposed to be deleted and included in Residential Zone.	North portion from this site is proposed to be deleted and included in Residential Zone and South portion is redesignated as Site No.172, Garden as site No.181.
34	EP-34	Dispensary and Maternity Home, Site No.181 and Primary School & Play Ground, Site No.182	Site No.181 Dispensary and Maternity Home, and Site No.182, Primary School & Play Ground,	Site No.181 & 182 jointly redesignated as High School and Play Ground.
35	EP-35	Primary School & Play Ground, Site No.183 Rehabilitation and Slum Dwellers, Site No.184	Site No.183, Primary School & Play Ground, Site No.184, Rehabilitation and Slum Dwellers	Southern portion from Site No.184 proposed to be deleted and included in Residential Zone and Site No.183 is proposed to be shifted towards East side as shown on republished Plan.
36	EP-36	High School & Play Ground, Site No.185 Garden, Site No.186	Site No.185, High School & Play Ground, Site No.186, Garden	Site No.185 & 186 are proposed to be deleted and included in Residential Zone.
37	EP-37	Library, Site No.187 Primary School, Site No.188, Play Ground, Site No.189, Vegetable Market & Shopping Centre, Site No.190	Site No.188, Primary School, Site No.189, Play Ground, Site No.190, Vegetable Market & Shopping Centre, Site No.187 is proposed to be included in Site No.181	Site No.187, 188 and part of 189 (North side) is combinedly reserved for Primary School and Playground. Site No.190, Vegetable Market & Shopping Centre is redesignated as Parking (190A). New Site No.190 to the North of Site No.190A is proposed for Vegetable Market & Shopping Centre with 12 mt. East-West road as shown on plan.
38	EP-38	Municipal Service Industrial Estate, Site No.192	Deleted from reservation and included in Industrial Zone.	Site No.192 is reinstated as per published Plan under Section 26.
39	EP-39	S.No.119/CTS No.6996 shown as Recreational Activities in Green color.	S.No.119/CTS No.6996 shown as Recreational Activities in Green colour.	Land under CTS No.6996 is proposed to be shown as Existing Nehru Smarak

46	EP-46	Existing Mutton Market	New Site No.220 proposed for Shopping Centre, Mutton and Fish Market	Site No.220 is proposed for Shopping Centre and Vegetable Market.
47	EP-47	Existing Commercial Use	Existing Commercial Use	Site No.217 is to be proposed for Shopping Centre & Vegetable Market and Site No.218 is to be proposed for Shopping Centre & Offices.
48	EP-48	Residential Zone and 12.20 mt. D.P. Road	12.20 mt. wide road proposed by Municipal Council under Section 26 & 30 is to be deleted. Also Site No.230 (Parking) is proposed to be deleted.	12.20 mt. wide road is to be reinstated as per the plan published under Section 26 and rest of the area, included in Site No.230 is proposed to be included in Residential Zone.
49	EP-49	Site No.9, Municipal Hospital	Site No.9 proposed to be deleted and included in Residential Zone.	Site No.9, Municipal Hospital is proposed to be reinstated as per the plan published under Section 26.
50	EP-50	Site No.21, Primary School Play Ground	Site No.21 proposed to be deleted and included in Residential Zone.	Site No.21, Primary School & Play Ground is proposed to be reinstated as per the plan published under Section 26.
51	EP-51	Site No.22, Dispensary & Maternity Home	Site No.22 proposed to be deleted and included in Residential Zone.	Site No.22, Dispensary & Maternity Home is proposed to be reinstated as per the plan published under Section 26.
52	EP-52	Site No.71, Shopping Centre & Offices	Site No.71 proposed to be deleted and included in Residential Zone.	Site No.71, Shopping Centre & Offices is proposed to be reinstated as per the plan published under Section 26.
53	EP-53	Site No.112, Children's Play Ground	Site No.112, Children's Play Ground.	Site No.112 is proposed to be deleted & included in Residential Zone.
54	EP-54	Site No.200 (Vidya Pratishthan Educational Complex)	Site No.200 is retained only on existing land of Vidya Pratishthan to the South-East corner (area = 0.81 Ha.) remaining area is included in Residential Zone.	Sanctioned as proposed by Municipal Council with new Site No. 185, Primary School & Play Ground is to be proposed to North-East corner as shown on plan.
55	EP-55	Site No.212, Housing for Dishoused	Southern portion of Site No. 212 is proposed to be deleted and included in Residential Zone.	Site No.212 is proposed to be reinstated as per the plan published under Section 26.

SCHEDULE OF MODIFICATIONS REGARDING DEVELOPMENT CONTROL REGULATIONS

Table No.3A and 3B is proposed to be replaced by new Table No. 3A and 3B as appended hereto (Appendix A)

Rule No.14.3.4 – Redevelopment by Co-op Housing Society of slum dwellers

For redevelopment undertaken by Co-op Housing Society censused slum dwellers 1991 or those whose names appeared in the legislative electoral list of 1994. Proposals shall be submitted to Government for grant of an additional FSI. The Chief Officer to reaccommodate slum dwellers on the same plot on which the slum stands, on the merits in each case. This FSI will be subject to the rules in Appendix V hereto.

Appendix S :-
New Appendix " S " for Land Use Classification and use permitted shall proposed to be replaced as appended hereto.

Proposed new Table No. 3A & 3B below Rule 15.3.1.1 as shown on Page No.70 of D.P. report.

Rule No.14.3.4 – Redevelopment by Co-op Housing Society of slum dwellers

For redevelopment undertaken by Co-op Housing Society of censused slum dwellers 1991 or those whose names appeared in the legislative electoral list of 1994 by the Chief Officer to reaccommodate slum dwellers on the same plot on which the slum stands, on the merits in each case. This FSI will be subject to the rules in Appendix V hereto.

Appendix S :-
Land Use Classification and use permitted (Page No.72 to 78)

Proposed new Table No. 3A & 3B below Rule 15.3.1.1 as shown on Page No.70 of D.P. report.

Rule No.14.3.4 – Redevelopment by Co-op Housing Society of slum dwellers

For redevelopment undertaken by Co-op Housing Society of censused slum dwellers 1991 or those whose names appeared in the legislative electoral list of 1994 by the Chief Officer may by special permission grant in each case additional FSI upto 25% of the permissible FSI to reaccommodate slum dwellers on the same plot on which the slum stands, which may further be allotted to be exceeded by the Chief Officer with the previous approval of the Government on the merits in each case. This FSI will be subject to the rules in Appendix V hereto.

Appendix S :-
Land Use Classification and use permitted (Page No.72 to 78)

EP-56

EP-57

EP-58

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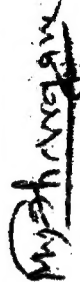
59	EP-59	Appendix I:- Transfer of Development Rights (Page 79 to 85) In Rule 17.11.1, after the words (entrance floor) following shall be added :- " However only 10% of ground coverage are ----- will not be counted towards FAR. Remaining area if put up for basement, will be counted towards FAR except (V) and (VI) for which no particular wall shall be constructed."	Appendix I:- Transfer of Development Rights (Page No. 79 to 85) In Rule 17.11.1, after the words (entrance floor) following shall be added :- " However only 10% of ground coverage are ----- will not be counted towards FAR. Remaining area if put up for basement, will be counted towards FAR except (V) and (VI) for which no particular wall shall be constructed."	Appendix I:- New Appendix "T" for Transfer of Development Rights shall be proposed to be replaced as appended hereto. This Rule is proposed to be deleted.
60	EP-60			
61	EP-61	Rule 14.3.2 on Page No 71.	Rule 14.3.2 on Page No 71.	Following line is added at the last :- " Out of premium received by Municipal Corporation @ 50% of the amount shall be payable to Government."
62	EP-62			New Rule is added as follows :- The lands of the Government/Semi government/Public Institutions which are included in Public-Semi public Zone, commercial use shall be allowed subject to following conditions :- (i) Maximum 15% of existing built up area may be allowed for commercial purpose. (ii) Commercial use shall be permitted along the road side. (iii) Separate access shall be required for both the uses (Public-Semi public and Commercial use). (iv) Basement shall not be permitted. Opening on rear side facing towards remaining premises shall not be allowed (closed by dead wall).

(Signature)

(MANOHAR BHARGAVE)
SECTION OFFICER

**ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS-1699/1612/CR-27(B)/03/UD-9 DATED 4TH JULY, 2005.
SCHEDULE OF MODIFICATIONS (PART I)**

Sr. No.	Modification No.	Proposals as published in Plan under Section 26	Proposals as per submitted Plan under Section 30 by an Officer appointed under Section 162 (1)	Modifications sanctioned by Government under Section 31 of Maharashtra Regional & Town Planning Act 1966
1	M-1	Site No.28, High School and Play Ground.	Site No.28, High School and Play Ground	Site No.28 is redesignated as "Primary School, High School and Playground" and Appropriate Authority for the Site No.28, is "Anand Sadhana Mandal, Ahmednagar".
2	M-2	Site No.75, Garden	Site No.75, Play Ground	Appropriate Authority for the Site No.75, "Play Ground" is "Radhabai Kale Mahila Vidyalaya, Ahmednagar".
3	M-3	Site No.92, Primary School & Play Ground	Site No.92, Primary School & Play Ground	Appropriate Authority for the Site No.92, "Primary School & Play Ground" is "Shri.Markandey Mandir Devasthan, Ahmednagar".
4	M-4	Site No.134, High School	Site No.134, Municipal Purpose	Designation of Site No.134 is changed from "Municipal Purpose" to "Municipal Office".
5	M-5	Site No.153, Government Office	Site No.153, Shopping Centre and Office	Appropriate Authority for the Site No.153, "Shopping Centre & Office" is "Municipal Corporation, Ahmednagar".
6	M-6	Existing Vegetable Market & Shopping Centre	Site No.216, Vegetable Market & Shopping Centre	Area under CTS No.215 and 216 is excluded from Site No.216, Vegetable Market & Shopping Centre and remaining site is retained as Site No.216, "Shopping Centre & Vegetable Market".
7	M-7	Site No.113, Parking	Site No.113 and road widening is proposed to be deleted.	Site No.113, Parking is deleted and road widening is reinstated as shown on plan.
8	M-8	Existing primary school	Site No.223,224,225,226,227,228,229 for Municipal purpose by Municipal Council are deleted and land thereunder shown as Existing Primary School.	Site No.223,224,225,226,227,228,229 are deleted and land there under shown as existing Primary School.


(MANOHAR BHARGAVE)
SECTION OFFICER